A M E N D E D A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

January 8, 2015

1. Notice of meeting posted January 5, 2015.

2. Call to Order.

3. Roll Call.

4. Approval of Minutes of the Previous Meeting: (December 11, 2014)

5. (Deferred Item): Discussion and possible action to approve/deny a zoning change from AA – Agricultural and Rural Residential District to a Revised Planned Unit Development (PUD-2014-01).

Application of: **CRAFTON TULL**

This application was denied previously by the Planning Commission and forwarded on to the Board of County Commissioners (BOCC) for consideration. The BOCC returned the item back to the Planning Commission for reconsideration after the applicant redesigned his PUD to allow for larger residential lots on the west side of the property. The applicant proposes to develop a single-family residential subdivision in accordance with the proposed PUD. If approved the subdivision **(Estates at Coffee Creek)** will have 163 one-half acre or larger residential lots and one 8.17 acre commercial lot on a 155 acre tract. The following is the legal description of the property:

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Seven (7), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian (I.M.) in Oklahoma County, Oklahoma, being more particularly described as follows: ALL of the SE/4 of said Section 7, LESS AND EXCEPT that 5 acre tract referenced in the Special Warranty Deed filed in the Office of the Oklahoma County Clerk in Book 8036, Page 120, being more fully described as the East Half (E/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Seven (7), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian (I.M.). Said tract contains approximately 155 acres, more or less.

Location: NW 220th and Pennsylvania Ave. (County Highway District #3)

6. (Deferred Item): Discussion and possible action to approve/deny the General Plat of Estates at Coffee Creek (GP-2014-04).

Application of: **CRAFTON TULL**

The applicant proposes to develop a single-family residential subdivision in accordance with the proposed PUD. If approved the subdivision will have 163 one-half acre or larger residential lots and one 8.17 acre commercial lot on a 155 acre tract. The following is the legal description of the property:

> **A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Seven (7), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian (I.M.) in Oklahoma County, Oklahoma, being more particularly described as follows: ALL of the SE/4 of said Section 7, LESS AND EXCEPT that 5 acre tract referenced in the Special Warranty Deed filed in the Office of the Oklahoma County Clerk in Book 8036, Page 120, being more fully described as the East Half (E/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Seven (7), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian (I.M.). Said tract contains approximately 155 acres, more or less.**
> **Location: NW 220th and Pennsylvania Ave. (County Highway District #3)**

7. Discussion of infrastructure including sidewalks.

8. Discussion and possible action to receive the December 2014 Fee Fund Report.

9. New Business: In accordance with the open Meetings Act, Section, 311.9, New Business is defined, as any matter not known about or which could not have been reasonably foreseen prior to the time of posting the Agenda.

10. Adjournment.

Oklahoma County Staff Report

Meeting Date — January 8, 2015

Case: Rezoning (PUD-2014-01) - AA - Agricultural & Rural Residential to PUD - Planned Unit Development

Board of County Commissioner District: Ray Vaughan — District 3

Applicant	**Owner/Proposed Location Address**
Crafton Tull & Associates	Foster Development Group
214 E. Main St.	613 24th Ave. SW, Suite 100
Oklahoma City, OK 73127	Norman, OK 73069

Request: Public hearing with discussion and consideration of approval/denial of rezoning (PUD) for the purpose of developing a residential subdivision.

Proposed Use: Urban Single-Family Residential (RS) subdivision (145.33 acres) with 8.17 acres Urban Commercial and Office (CG) zoning.

Site Location: Northwest corner of NW 220th St. and Pennsylvania Ave.

Size: The area of request is comprised of approximately 155 acres.

Project Background & History

This property has been zoned AA — Agricultural and Rural Residential since the adoption of the 1991 Oklahoma County Zoning Regulations.

The developer is planning to create a 155 acre Planned Unit Development (PUD) on the northwest corner of the intersection of NW 220th St. and Pennsylvania Ave. A PUD is a special zoning district that provides an alternate approach to conventional land use controls. In this case, the developer is utilizing 145 acres for residential purposes and 8.17 acres for commercial purposes. The PUD is controlled according to the master development plan and is subject to special review procedures. Once approved by the Board of County Commissioners, the PUD becomes a special zoning classification for the property it represents.

The property will be developed as a rural estate community with a minimum of one-half acre lots. There will be approximately 163 dwelling units with a gross density of 1.12 dwelling units per acre. There will be 23.31 acres of common space that serves the development that will be maintained by the homeowners' association.

Traffic Information

The Oklahoma County Planning and Engineering Department has done additional research to approximate future traffic for a subdivision the size of the proposed plat. Staff used the 7th Edition Trip Generation Manual, authored by the Institute of Transportation Engineers, to calculate the approximations. According to the Trip Generation Manual, a subdivision containing 170 lots will generate approximately 1,627 trips per day. The Trip Generation Manual also specified that the trips would be distributed directionally, with 50% entering and 50% exiting throughout the day. The preliminary traffic analysis would then indicate future traffic counts of 2,842 per day along Pennsylvania Ave. and 2,926 per day along NW 220th St. The traffic counts below are the current 7 day counts that Oklahoma County has taken.

Pennsylvania Ave. — 2,028 ADT taken in 2012
NW 220th St. — 2,113 ADT taken in 2013

The developer is required to conduct a Traffic Impact Analysis at the preliminary plat phase for the proposed PUD; final traffic counts will be provided at that time.

The developer is requesting the roads be maintained by Oklahoma County.

Dates of Hearings

Planning Commission	(Rezoning & General Plat — August 14, 2014) - Denied
Board of County Commissioners	(Rezoning — October 8, 2014) - Returned to PC
Planning Commission	(Rezoning & General Plat — December 11, 2014) - Deferred
Planning Commission	(Rezoning & General Plat — January 8, 2015)

Existing On-Site & Adjacent Zoning Districts

On-Site:	AA — Agricultural & Rural Residential
North:	AA — Agricultural & Rural Residential
South:	AA — Agricultural & Rural Residential
West:	AA — Agricultural & Rural Residential (Fossil Creek Subdivision)
East:	PUD — Planned Unit Development (Southerly Farms Subdivision)

Existing On-Site & Adjacent Land Uses

On-Site:	Agricultural Vacant Land
North:	Agricultural Vacant Land
South:	Agricultural Vacant Land
West:	Rural Residential (Fossil Creek Subdivision)
East:	Single-Family Residential (Southerly Farms Subdivision)

Utilities & Services

Police:	Oklahoma County Sheriff
Fire:	Deer Creek Fire Department
Ambulance:	EMSA
Public Schools:	Deer Creek School District
Refuse:	Private
Sanitary Sewer:	Aerobic or Septic system
Water:	Deer Creek Water

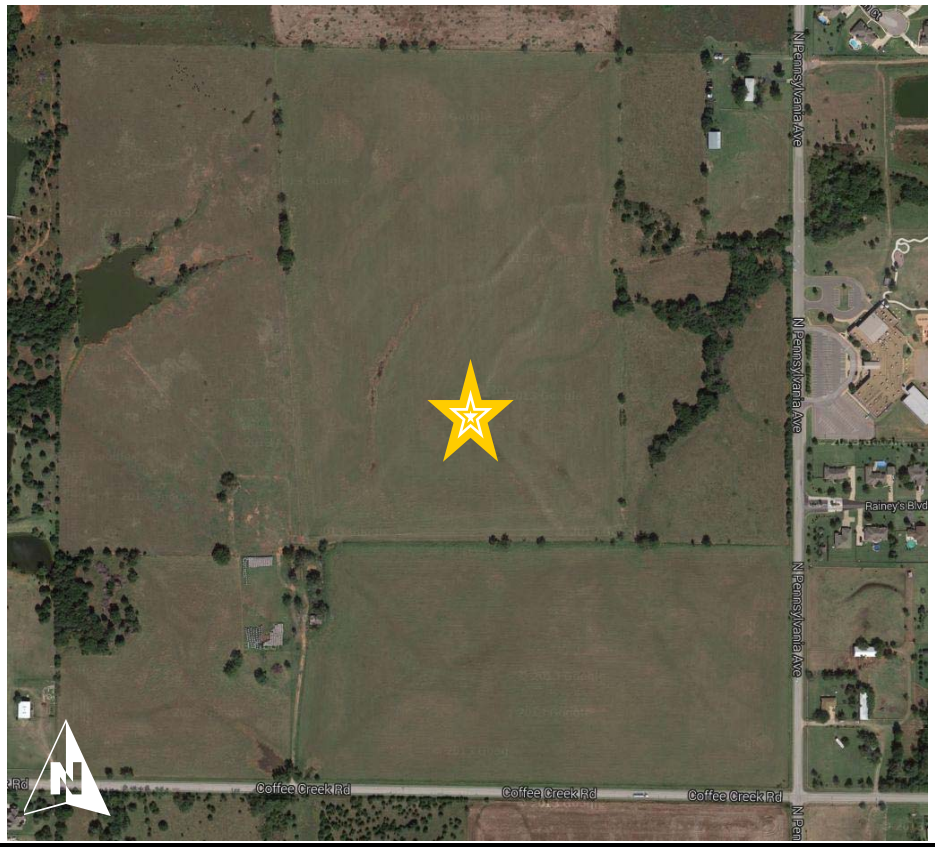
Flood Hazards

- The property does not have any FEMA designated floodplain on the property.

Vehicle Access

- The subject property has two points of access to the residential property. One access will be on NW 220th St. and one will be on Pennsylvania Ave.

Picture of Subject Property



Police Response to the Estates of Coffee Creek Development

I have received information regarding a proposed new housing and commercial development on the northwest corner of NW 220 and Pennsylvania in the unincorporated Deer Creek area of Oklahoma County. The proposed new addition is designed on 155 acres containing 169 housing units and 9 acres for commercial development. The 169 housing units would increase the population by at least 680 new residents (based upon the national average of 4 residents per house). The Deer Creek area has a master plan and has historically be developed as a more rural residential area. Without having seen any development plans, the proposed addition would appear to provide a medium density housing addition.

The Oklahoma County Sheriff's Office has a sub-station at N.W. 206 & Portland and has assigned twelve deputy sheriffs and one secretary to provide law enforcement services to the citizens living in the approximate 40 square mile area of unincorporated Deer Creek. Obviously the addition of 170 homes and new businesses will result in a higher number of calls for law enforcement services and increased vehicular traffic. This will strain our resources to provide quality law enforcement services to the citizens living in the Deer Creek area. If these plans are approved, the resulting increase in population and call volume would translate into the need for additional deputies to continue to provide the current level of professional law enforcement services to the Deer Creek area and at this time there is no funding available within our budget for additional deputies.

Fire Response to the Estates of Coffee Creek Development

Cory Beagles, Deer Creek Fire Department Fire Chief, feels that the department could serve this development thoroughly. The following is a list of issues pertaining to the Deer Creek Fire Protection District in relation to this development. This development will increase the number of calls for our fire department. This includes both fire and emergency medical calls for assistance. We are fortunately staffed with paid firefighters during the daytime hours, 7 days a week from 8am to 4pm. All other hours are staffed with paid-on-call firefighters. Our current fire station is approximately 4 miles away from the proposed development which will aid in a fast response time to calls within the area. Future plans call for a 2nd fire station to be constructed along Pennsylvania in the area between NW 220th and NW 234th streets. This would allow for rapid response from 2 different fire stations in the event of a call for assistance in the proposed development. Furthermore, the Deer Creek Fire Protection District has an automatic mutual aid agreement with the Edmond Fire Department that automatically would dispatch another fire engine to this area in the event of a structure fire call. The DCFPD also has mutual aid agreements with the Oklahoma City Fire Department, Oak Cliff Fire Protection District and Piedmont Fire Department that could be utilized in the event of a major fire in this area. This would allow the DCFPD to summon the assistance of these departments if needed. One issue that would benefit the DCFPD is that of increased property tax revenue. This increased revenue would aid in increasing our department's annual budget allowing us to add more paid firefighters and replace or update fire equipment.

The developer will be required to install fire hydrants.

Summary of Conformance with the Master Plan

The Master Plan shows this area as Acreage Residential 2+ acres density, clustered with utilities. The developer is proposing to construct a rural estate subdivision. Acreage Residential is designated for clustered rural residential development but must maintain the gross density of 0.5 dwelling units per acre.

- Lot sizes less than two (2) acres must have municipal water or rural water district services.
- Replaces large two (2) acre lot development with cluster development.
- Development may cluster residential lots using a minimum of one (1) acre per lot area; the remaining open space is permanently protected through a local land trust or homeowners' association to maintain the maximum gross density of 0.5 dwelling unit per acre for the overall development.
- Development clustering must be developed under a PUD process to ensure maintenance of private areas and ensure lot size and density requirements.
- Permanently captures and preserves natural, rural character.
- Municipal water or rural water district services required; other urban utilities optional.
- Clustered development reduces street length and other infrastructure costs.

Oklahoma County Planning Commission has approved similar developments like this in the area (Southerly Farms & Cumberland Crossing). Those developments were approved before the Oklahoma County Master Plan was approved.

General Description of Urban Single-Family District

This is the least restrictive single-family residential district. The principal use of land is the single-family residence; provision is made for related recreational, religious, and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and thorough consideration of the proper functional relationship of each element.

Development Regulations

Minimum Lot Size — 1/2 acre
Maximum Lot Coverage — 45%
Density — A maximum of 2 dwelling units per acre (2 du/ac)
Minimum Lot Width — 80 feet as measured at the required front building line
Front Yard — 25 foot minimum
Side Yard — 5 feet
Rear Yard — 20 feet

Additional Notes

This development meets the criteria for a Traffic Impact Analysis (TIA), which will be required for the preliminary plat.

A letter from Deer Creek Water Corporation will be required stating that they will provide water service to this subdivision.

Sidewalks

The Oklahoma County Planning Commission will require, in order to facilitate pedestrian access from roads to schools, parks, and playgrounds, perpetual unobstructed easements at least five feet in width. Easements shall be indicated on the plat. All subdivisions within one mile of a school will be required to provide sidewalks for safe routes for children to get to and from school within the subdivision. All sidewalks shall be designed and constructed in accordance with American with Disabilities Act. All sidewalks shall be completed before the final residential inspection at the building permit phase.

Differences between PUD Statements

The original PUD contained 145 acres of residential and 9.84 acres of commercial. The revised PUD contains the same amount of residential and commercial.

The original PUD contained 169 dwelling units with a gross density of 1.15 dwelling units per acre and 27.77 acres of common space. The revised PUD contained 163 dwelling units with a gross density of 1.12 dwelling units per acre and 23.31 acres of common space.

Sidewalks were not included in the original PUD. The revised PUD includes sidewalks.

The original PUD design had .5 acre lots with a larger common area on the west side of the subdivision. The revised PUD design has increased the size of the lots on the west side to 1 acre and has decreased the common space acreage on the west side to compensate for the larger lots.

Action Required

Approve or Deny application — PUD-2014-01 — Estates at Coffee Creek Rezoning

Oklahoma County Staff Report

Meeting Date — January 8, 2015

Case: General Plat (GP-2014-04) - Estates at Coffee Creek
Board of County Commissioner District: Ray Vaughan — District 3

Applicant	**Owner/Proposed Location Address**
Crafton Tull & Associates	Foster Development Group
214 E. Main St.	613 24th Ave. SW, Suite 100
Oklahoma City, OK 73127	Norman, OK 73069

Request: Public hearing with discussion and consideration of approval/denial of the General Plat of Estates at Coffee Creek for the purpose of developing 163 residential lots on 143 acres and 8.17 acre for commercial.

Proposed Use: Applicant proposes to develop a single-family residential subdivision with 8.17 acres for commercial

Site Location: Northwest corner of NW 220th St. and Pennsylvania Ave.

Size: The area of request is comprised of approximately 155 acres.

Project Background

The developer is bringing the General Plat of Estates at Coffee Creek before the Planning Commission for their review and approval. The developer is planning on 163 lots and a commercial area on 155 acres. This informal plan is the proposed design for this subdivision and is subject to changes based on Oklahoma County's Subdivision Regulations. All requirements for the general plat submittal have been met. If the Planning Commission approves the General Plat, the applicant may then begin the Preliminary Plat phase. The Preliminary Plat must be applied for within one (1) year from the date of General Plat approval by the Planning Commission.

Traffic Information

NW 220th St. — 2,13 ADT taken in 2013
Pennsylvania Ave. — 2,028 ADT taken in 2012

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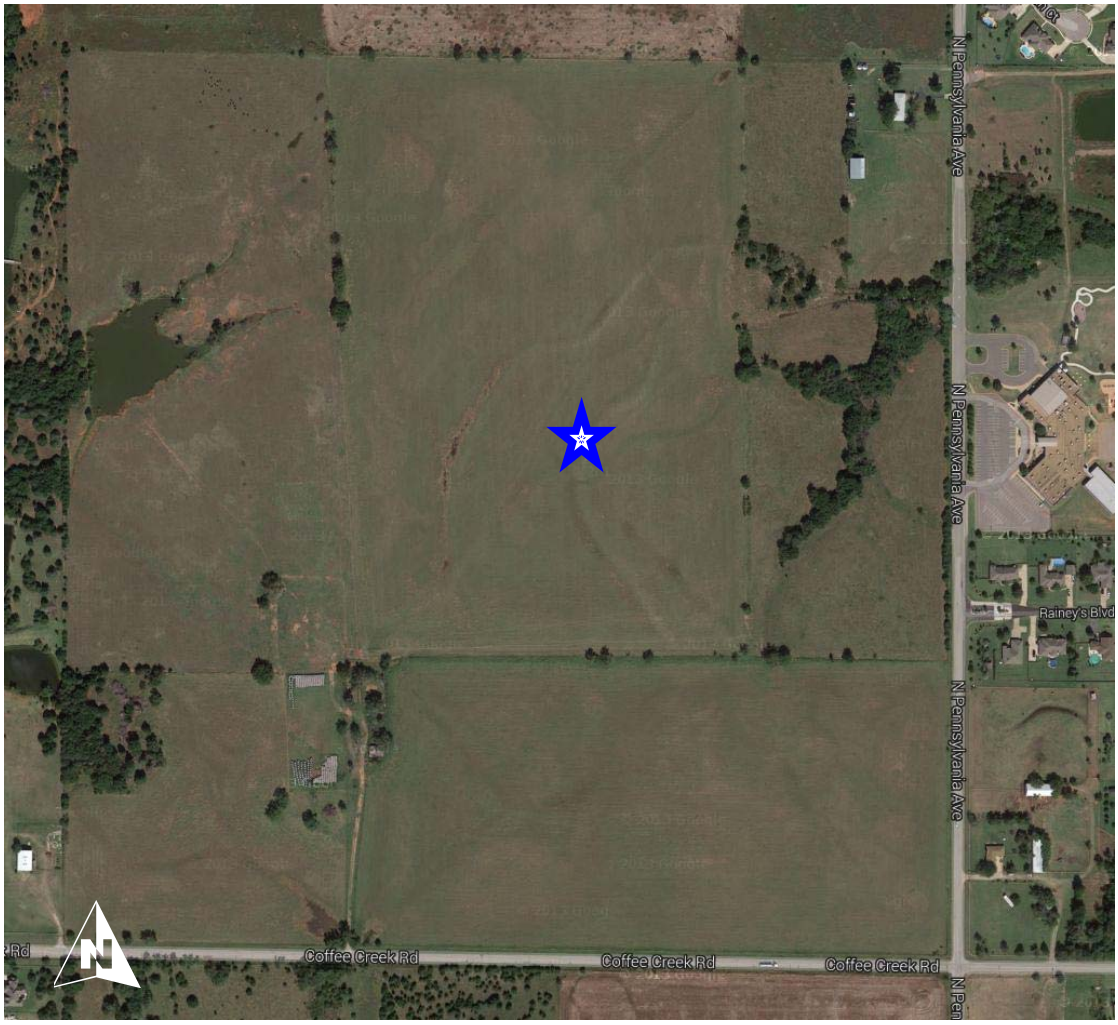


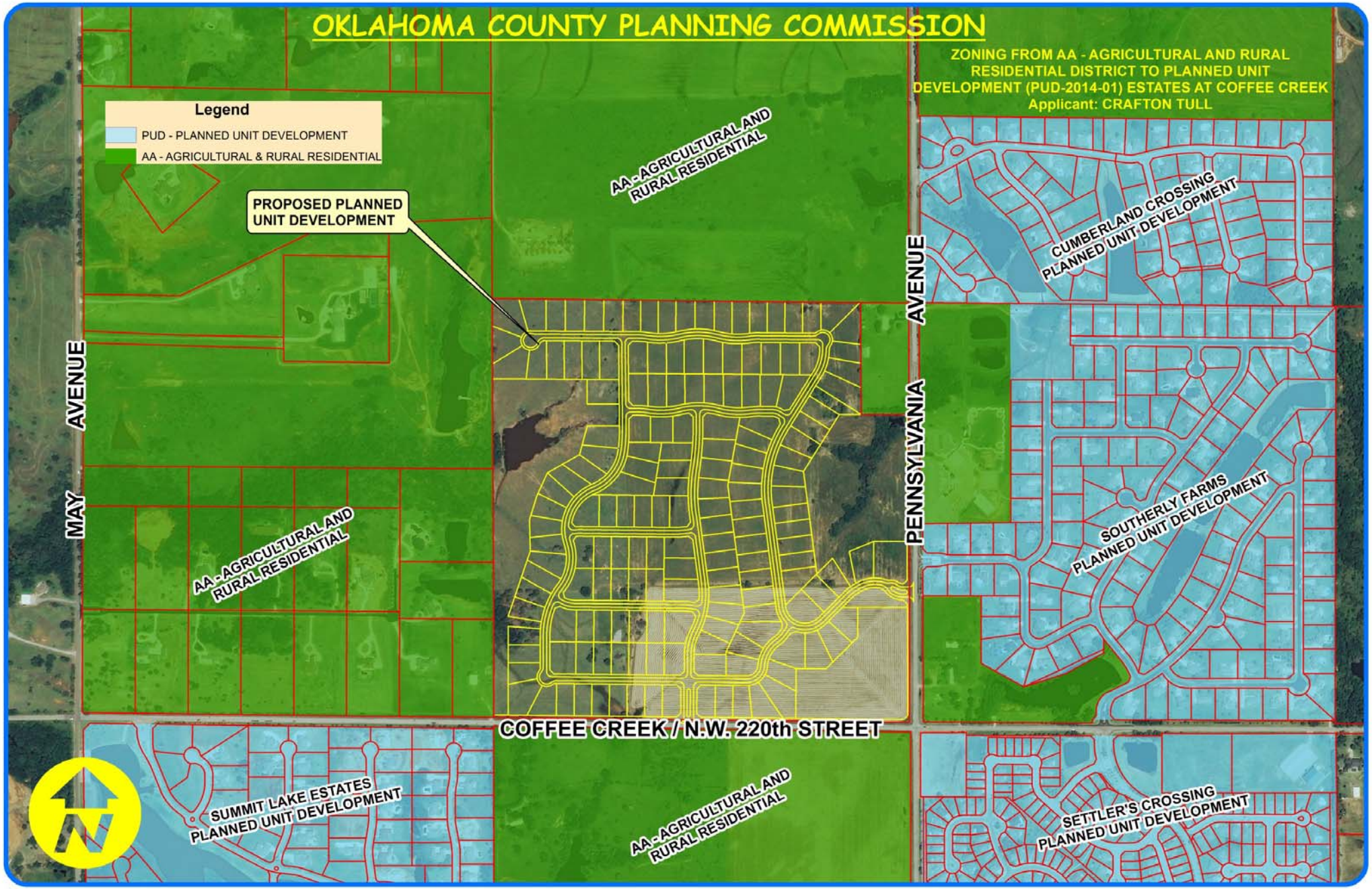
Action Required

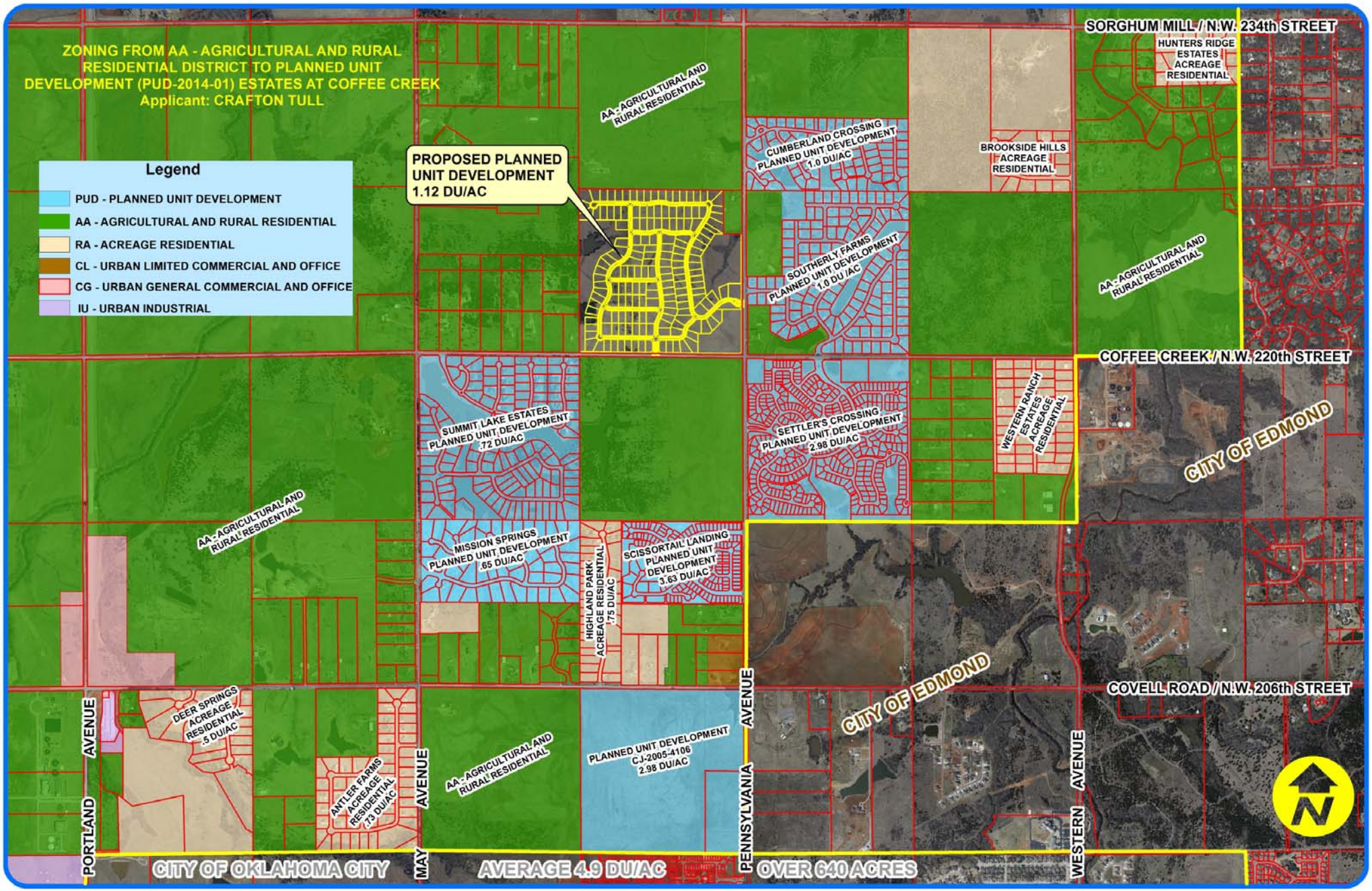
Approve or Deny application — GP-2014-04

OKLAHOMA COUNTY PLANNING COMMISSION

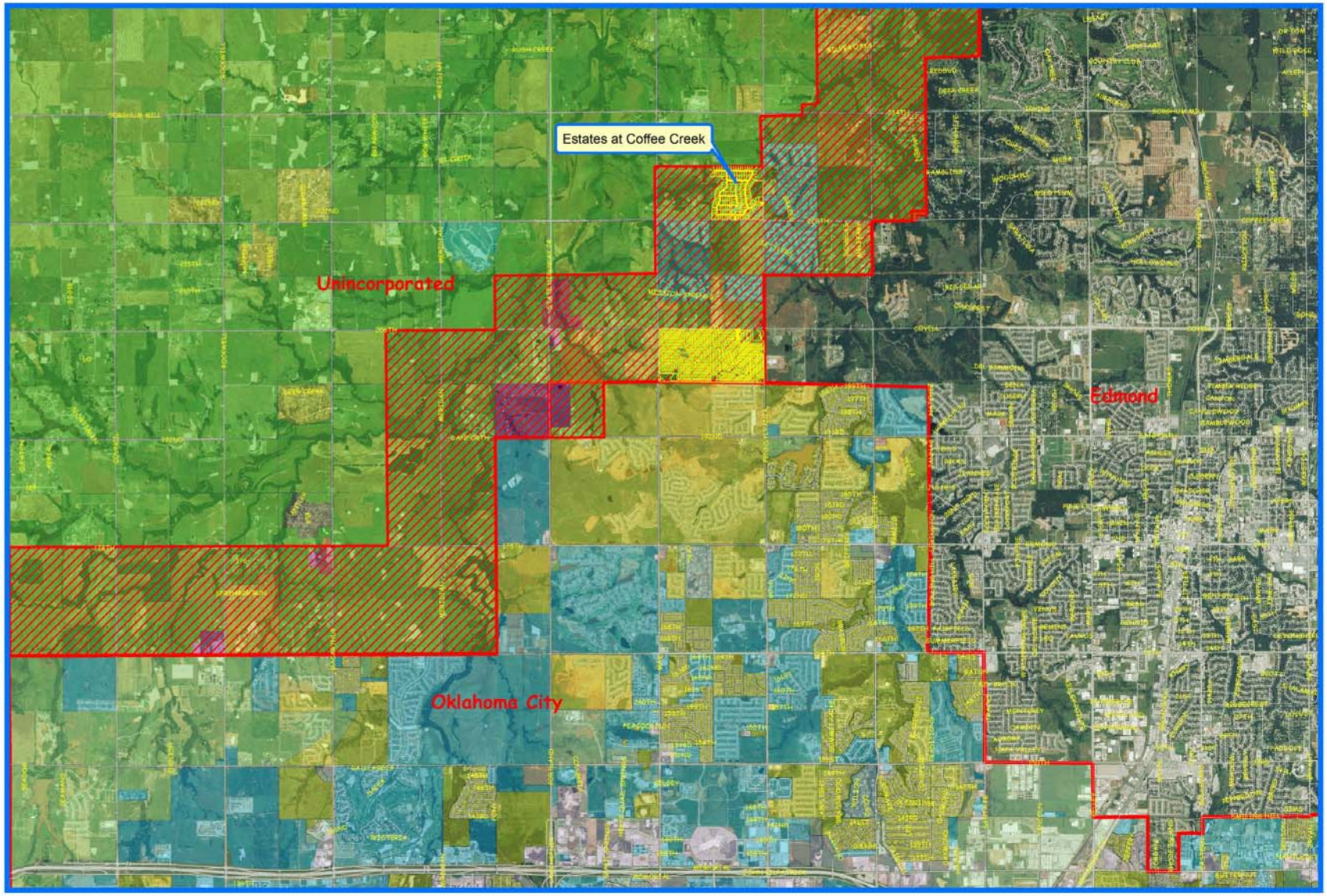
Planning Commission Meeting

January 8, 2015


OKLAHOMA COUNTY PLANNING COMMISSION
ZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD-2014-01) ESTATES AT COFFEE CREEK
Applicant: CRAFTON TULL
Legend
PUD - PLANNED UNIT DEVELOPMENT
AA - AGRICULTURAL & RURAL RESIDENTIAL
PROPOSED PLANNED UNIT DEVELOPMENT
AA - AGRICULTURAL AND RURAL RESIDENTIAL
CUMBERLAND CROSSING PLANNED UNIT DEVELOPMENT
SOUTHERLY FARMS PLANNED UNIT DEVELOPMENT
SUMMIT LAKE ESTATES PLANNED UNIT DEVELOPMENT
SETTLER'S CROSSING PLANNED UNIT DEVELOPMENT
MAY AVENUE
PENNSYLVANIA AVENUE
COFFEE CREEK / N.W. 220th STREET
N


ZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD-2014-01) ESTATES AT COFFEE CREEK
Applicant: CRAFTON TULL
Legend
PUD - PLANNED UNIT DEVELOPMENT
AA - AGRICULTURAL AND RURAL RESIDENTIAL
RA - ACREAGE RESIDENTIAL
CL - URBAN LIMITED COMMERCIAL AND OFFICE
CG - URBAN GENERAL COMMERCIAL AND OFFICE
IU - URBAN INDUSTRIAL
PROPOSED PLANNED UNIT DEVELOPMENT 1.12 DU/AC
SORGHUM MILL / N.W. 234th STREET
HUNTERS RIDGE ESTATES ACREAGE RESIDENTIAL
AA - AGRICULTURAL AND RURAL RESIDENTIAL
CUMBERLAND CROSSING PLANNED UNIT DEVELOPMENT 1.0 DU/AC
BROOKSIDE HILLS ACREAGE RESIDENTIAL
SOUTHERLY FARMS PLANNED UNIT DEVELOPMENT 1.0 DU/AC
AA - AGRICULTURAL AND RURAL RESIDENTIAL
COFFEE CREEK / N.W. 220th STREET
SUMMIT LAKE ESTATES PLANNED UNIT DEVELOPMENT .72 DU/AC
SETTLER'S CROSSING PLANNED UNIT DEVELOPMENT 2.98 DU/AC
WESTERN RANCH ESTATES ACREAGE RESIDENTIAL
CITY OF EDMOND
AA - AGRICULTURAL AND RURAL RESIDENTIAL
MISSION SPRINGS PLANNED UNIT DEVELOPMENT .65 DU/AC
HIGHLAND PARK ACREAGE RESIDENTIAL .75 DU/AC
SCISSORTAIL LANDING PLANNED UNIT DEVELOPMENT 3.63 DU/AC
CITY OF EDMOND
COVELL ROAD / N.W. 206th STREET
DEER SPRINGS ACREAGE RESIDENTIAL .5 DU/AC
ANTLER FARMS ACREAGE RESIDENTIAL .73 DU/AC
AA - AGRICULTURAL AND RURAL RESIDENTIAL
PLANNED UNIT DEVELOPMENT CJ-2005-4106 2.98 DU/AC
PORTLAND AVENUE
MAY AVENUE
PENNSYLVANIA AVENUE
WESTERN AVENUE
CITY OF OKLAHOMA CITY
AVERAGE 4.9 DU/AC
OVER 640 ACRES
N

Deer Creek Area - Adjacent Zoning



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Oklahoma City Zoning Legend

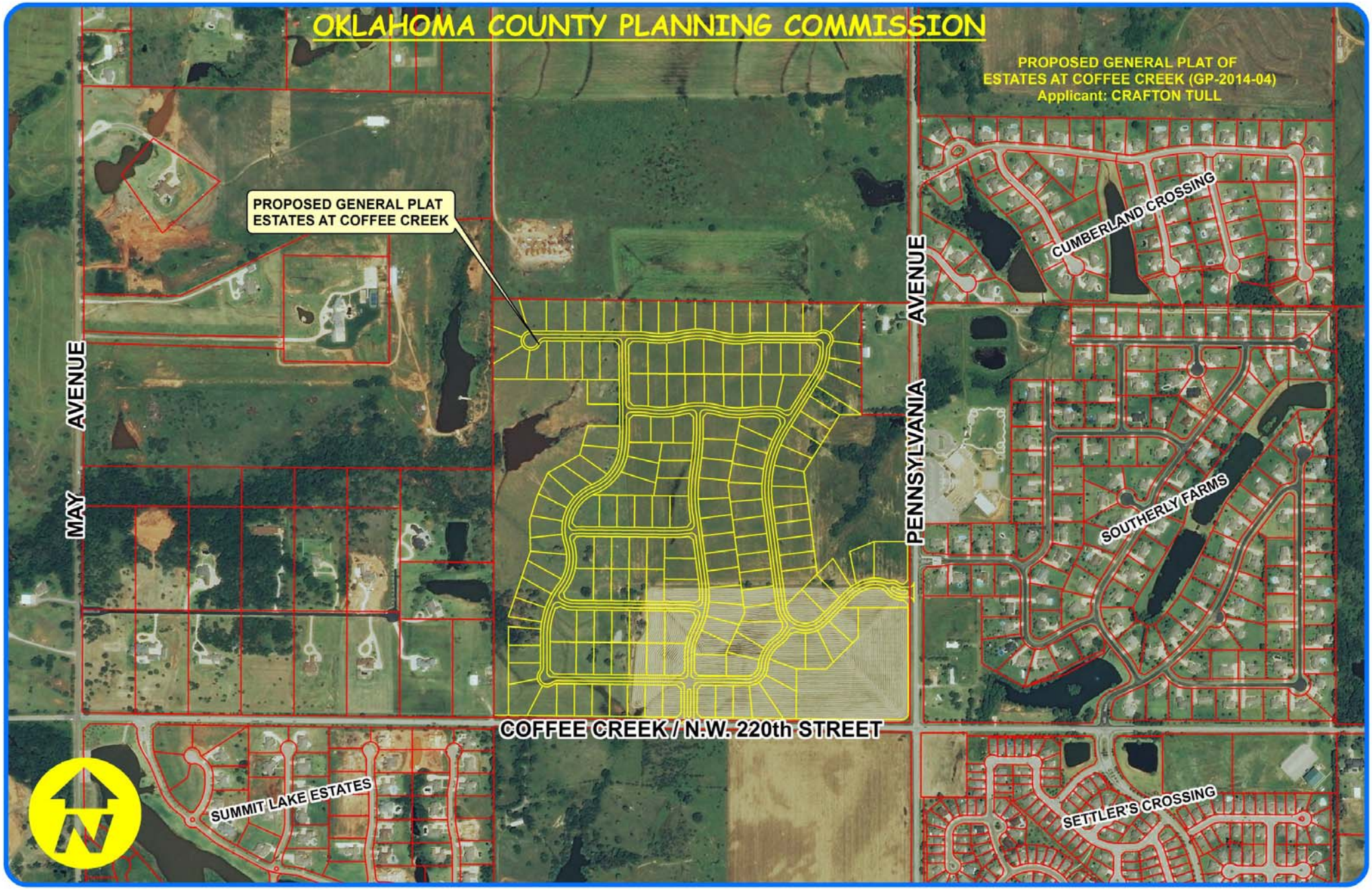
- AA - Agricultural
- BC - Bricktown Core
- C-1 - Neighborhood Commercial
- C-2 - Shopping Center
- C-3 - Community Commercial
- C-4 - General Business
- C-CBD - Central Business
- C-HC - Highway Commercial District
- I-1 - Light Industrial
- I-2 - Moderate Industrial
- I-3 - Heavy Industrial
- NBD - Neighborhood Business
- O-1 - Limited Office
- O-2 - General Office
- PUD - Planned Unit Development
- R-1 - Single Family Residential
- R-1ZL - Single Family Residential Zero Lot Line
- R-2 - Medium Low Density Residential
- R-3 - Medium Density Residential
- R-3M - Medium Density Multifamily Residential
- R-4 - General Residential
- R-4M - Medium High Density Multifamily Residential
- R-A - Single Family Rural Residebtial
- R-MH-1 - Mobile Home Subdivision
- R-MH-2 - Mobile Home Park

Oklahoma County Zoning Legend

- AA - Agricultural and Rural Residential
- PUD - Planned Unit Development
- CG - Urban General Commercial and Office
- RA - Acreage Residential
- IU - Urban Industrial
- CL - Urban Limited Commercial and Office
- RS - Urban Single Family Residential

Transition Area

OKLAHOMA COUNTY PLANNING DEPARTMENT


OKLAHOMA COUNTY PLANNING COMMISSION
PROPOSED GENERAL PLAT OF
ESTATES AT COFFEE CREEK (GP-2014-04)
Applicant: CRAFTON TULL
PROPOSED GENERAL PLAT
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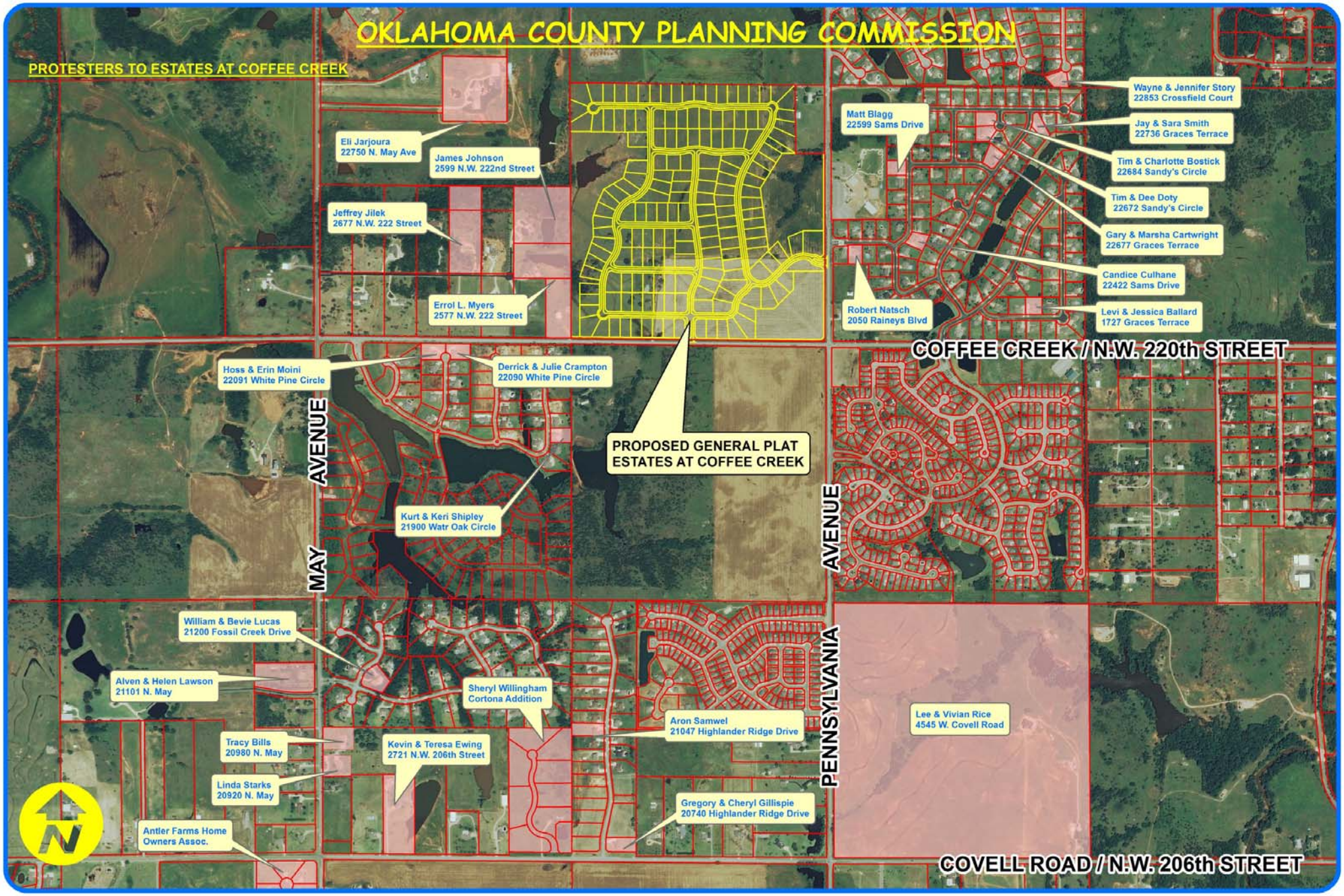
CUMBERLAND CROSSING
SOUTHERLY FARMS
COFFEE CREEK / N.W. 220th STREET
SUMMIT LAKE ESTATES
SETTLER'S CROSSING
N


OKLAHOMA COUNTY PLANNING COMMISSION
PROTESTERS TO ESTATES AT COFFEE CREEK
Eli Jarjoura
22750 N. May Ave
James Johnson
2599 N.W. 222nd Street
Jeffrey Jilek
2677 N.W. 222 Street
Errol L. Myers
2577 N.W. 222 Street
Matt Blagg
22599 Sams Drive
Wayne & Jennifer Story
22853 Crossfield Court
Jay & Sara Smith
22736 Graces Terrace
Tim & Charlotte Bostick
22684 Sandy's Circle
Tim & Dee Doty
22672 Sandy's Circle
Gary & Marsha Cartwright
22677 Graces Terrace
Candice Culhane
22422 Sams Drive
Robert Natsch
2050 Raineys Blvd
Levi & Jessica Ballard
1727 Graces Terrace
COFFEE CREEK / N.W. 220th STREET
Hoss & Erin Moini
22091 White Pine Circle
Derrick & Julie Crampton
22090 White Pine Circle
PROPOSED GENERAL PLAT
ESTATES AT COFFEE CREEK
MAY AVENUE
Kurt & Keri Shipley
21900 Watr Oak Circle
PENNSYLVANIA AVENUE
William & Bevie Lucas
21200 Fossil Creek Drive
Alven & Helen Lawson
21101 N. May
Sheryl Willingham
Cortona Addition
Aron Samwel
21047 Highlander Ridge Drive
Lee & Vivian Rice
4545 W. Covell Road
Tracy Bills
20980 N. May
Kevin & Teresa Ewing
2721 N.W. 206th Street
Linda Starks
20920 N. May
Gregory & Cheryl Gillispie
20740 Highlander Ridge Drive
Antler Farms Home
Owners Assoc.
N
COVELL ROAD / N.W. 206th STREET

3. ***Pedestrian Ways or Crosswalks.***
Pedestrian ways or crosswalks, not less than ten (10) feet wide, may be required by the Planning Commission through the center of blocks more than eight hundred (800) feet long where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation, or other community facilities. Blocks designed for industrial uses shall be of such length and width as may be determined suitable by the Planning Commission for prospective use. All public and private walkways, trails, sidewalks, or other pedestrian or bicycle access routes shall meet the guidelines of the Americans with Disabilities Act.

4. ***School Access.***
Schools access facilities may be required in any development. When required as part of any development approval process (i.e. subdivision, lot split, or building permit process), such access facilities shall be provided by a walkway, concrete sidewalk, or other impervious material approved by the County Engineer or designee.

5. ***Sidewalks.***
The Oklahoma County Planning Commission will require, in order to facilitate pedestrian access from roads to schools, parks, and playgrounds, perpetual unobstructed easements at least five feet in width. Easements shall be indicated on the plat. All subdivisions within one mile of a school will be required to provide sidewalks for safe routes for children to get to and from school within the subdivision. All sidewalks shall be designed and constructed in accordance with American with Disabilities Act. All sidewalks shall be completed before the final residential inspection at the building permit phase.

6. ***Maintenance of Pedestrian Ways and Sidewalks.***
Unless maintenance is provided by and under homeowners' or property owners' covenants, each owner or occupant of any house or other building, and any owner or person entitled to possession of any vacant lot, and any person having charge of any facility or public building shall be responsible for maintaining the pedestrian ways, crosswalks, or sidewalks adjacent to their property. During the winter season, this shall include keeping the sidewalk free of snow or ice and at all other times shall keep the sidewalk in good and safe repair in a clean condition, free from obstructions or encumbrances.

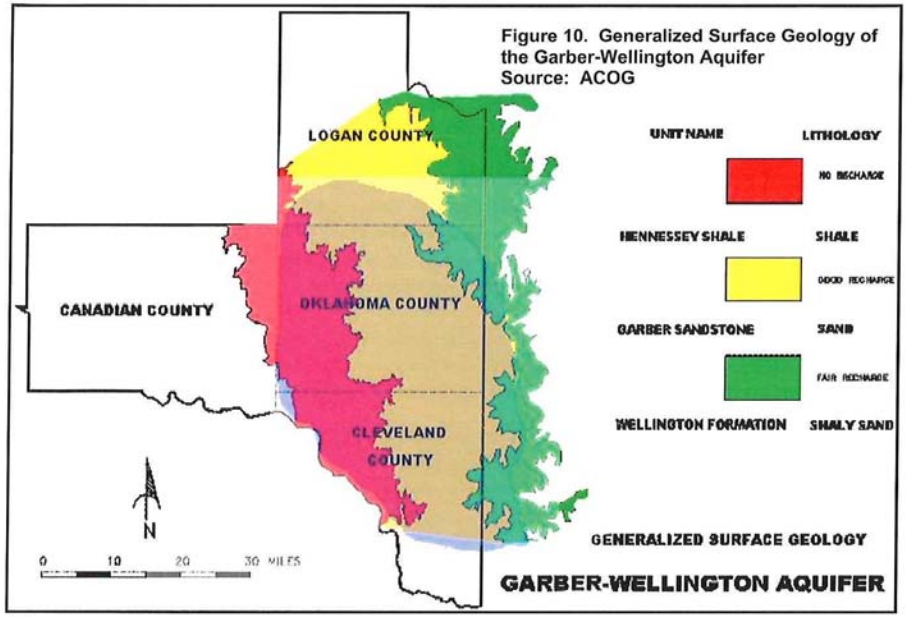


Figure 10. Generalized Surface Geology of the Garber-Wellington Aquifer
Source: ACOG

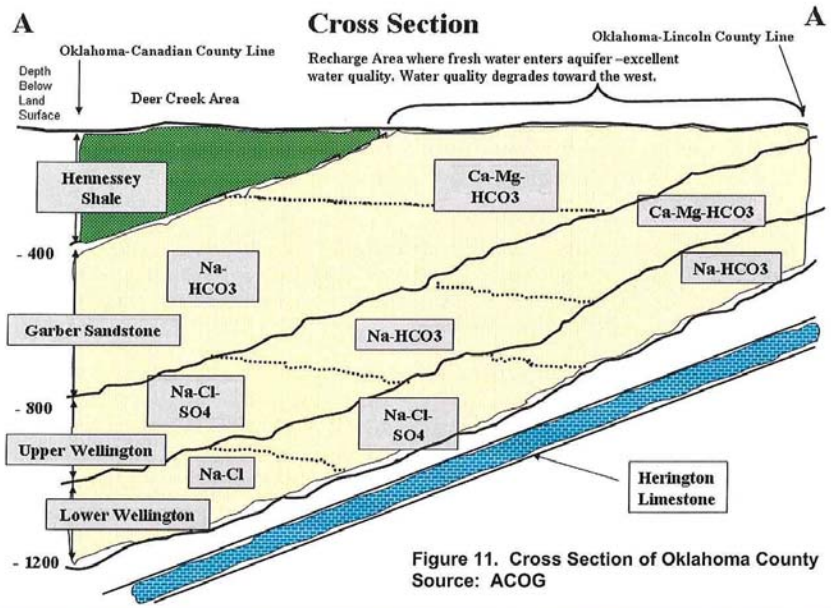


Figure 11. Cross Section of Oklahoma County
Source: ACOG